

**City of Issaquah  
Urban Village Development Commission**

**NOTICE OF DECISION**

**June 13, 2013**

**Applicant:** Issaquah Terrace, LLC  
Polygon Northwest, Co.  
Contact: Richard Rawlings  
11624 SE 5<sup>th</sup> Street, Suite 200  
Bellevue, WA 98005

**Property Owner:** Lakeside Industries, Inc.  
Contact: Tim Lee  
6505 226<sup>th</sup> Place SE, Suite 200  
Issaquah, WA 98029

**Project:** Lakeside Apartments

**File No.** SDP13-00001 (Site Development Permit)

**Request:** Application for approval of a Site Development Permit for a project comprised of 268 stacked flat rental apartments and 30 townhomes (298 dwelling units total) designed as 3 and 4 story buildings on a 13.5 acre site designed to be garden-style with significant pedestrian orientation. The proposed development consists of units are designed as 1, 2 and 3 bedroom flats and 1 and 2 bedroom townhomes. Recreational facilities including a club house, outdoor swimming pool and spa area, barbecue, pea patch garden, dog run and children's play area are also proposed to serve the development. The circulation system consists of private roadways and alleys for vehicles and a separate pedestrian walkway system.

**Location:** The project is located east of Highlands Drive NE (east of the Issaquah Highlands Park & Ride) and west of NE Laurel Court and north of NE Ingram Way/Street.

**Decision:** The Urban Village Development Commission (UVDC) reviewed the proposed Site Development Permit during a Public Hearing conducted on May 21, 2013 and continued on June 4, 2013. After reviewing the application, reviewing the staff report, supporting documents, a briefing response memorandum with attachments, and listening to

representatives by the applicant, city staff and citizens, the Commission approved the application with Conditions. Approval of this application is based on the below Findings of Fact, Conclusions and is subject to the Conditions contained herein.



Geoff Walker, Chair  
Urban Village Development Commission



Date

This Notice of Decision has been executed this 13th day of June, 2012 by the Chairman of the UVDC on the behalf of and per the direction of the UVDC.

WHEREAS, pursuant to the Hillside Development Agreement approved between Lakeside Industries and the City of Issaquah on January 29, 2013, a Public Hearing was held on May 21, 2013 and continued on June 4, 2013, to consider a Site Development permit for a multifamily project consisting of 298 dwelling units (268 stacked apartments and 30 townhouses) on 13.5 acres identified as Neighborhoods A-1 and A-2, of Hillside Village; and,

WHEREAS, as the UVDC reviewed the application on both May 21, 2013 and June 4, 2013, and has had adequate time to review and reflect upon the application; and,

WHEREAS, the UVDC is now satisfied that this application has been sufficiently considered, and hereby makes and enters the following:

## **I FINDINGS OF FACT**

1. Issaquah Terrace, LLC, submitted a Site Development permit application on March 4, 2013 for the development of a multifamily complex comprised of 268 stacked flat rental apartments and 30 rental townhomes (298 dwelling units total) on a 13.5 acre site.

2. The project is proposed to be designed to be garden-style with significant pedestrian orientation and a circulation system of varied types of private roadways and sidewalks. Recreational facilities will include a clubhouse, outdoor swimming pool and spa area, children's play area, P-patch garden and orchard, enclosed dog run area, barbecue, seating plazas and a generous open lawn area.
3. Appendix K (Utilities) of the Development Agreement identified the requirements for the stormwater conveyance, detention, treatment and discharge systems in order for those systems to be compliant with the Project EIS, Washington State Department of Ecology Standards (including the Phase II NPDES Requirements) and the King County Surface Water Design Manual. All of the stormwater from the site will be treated and discharged to Black Nugget Creek (not to an infiltration system) as required by the Development Agreement. Conditions 34 & 35 must be satisfied prior to the approval of the first Utility Permit that creates impervious surfaces.
4. The development will include approximately 340 parking stalls in garages, carports, surface stalls and street parking in addition to approximately 200 stalls available on aprons in front of garages. Bicycle parking will be provided based upon the number of units and bedrooms in those units and distributed throughout the site.
5. The site is undeveloped and located east of Highlands Drive NE (east of the Issaquah Highlands Park & Ride) and west of NE Laurel Court and north of NE Ingram Way/Street and is in the "North Issaquah subarea".
6. The property is contained within Hillside Village Neighborhoods A-1 and A-2 (first phase) and is under the Lakeside Industries Development Agreement approved by the City on January 29, 2013.
7. The property is zoned "UV-L" (Urban Village – Lakeside). The property has a Land Use Designation of "Urban Village" by the Comprehensive Plan.
8. The site is vacant of structures and is a former sand and gravel mining site that was operated by Lakeside Industries. Sand and gravel is no longer being extracted from the eastern parcel of the Lakeside Industries site. The eastern parcel (subject site) is in the process of being reclaimed for urban development through extensive filling. Mining activities will continue on into the future on the western side of the Lakeside Industries site. The site is hilly, from a finished grade elevation of 415 feet at the western end by Highlands Drive in Neighborhood A-1 to 540 feet at the far eastern end of the panhandle within Neighborhood A-2.
9. A Steep Slope Hazard Critical Area Study was prepared by Earth Solutions NW, Inc. in order to re-grade a steep slope and reduce a steep slope critical area buffer within Neighborhood A-2 of the project site. The steep slope buffer reduction was approved by the City on May 10, 2013, reducing the buffer from 50 feet to 10 feet as measured from the crest of the re-graded steep slope. A 15 foot building setback to the buffer is also required.
10. Under Appendix L (Permit Processing) of the Lakeside Development Agreement, the Urban Village Development Commission conducts a planning-level review of specified land use actions, including Site Development Permits, within the Urban Village projects for

conformance with policies, goals and objectives contained in the Issaquah Comprehensive Plan and the adopted Development Agreement. The UVDC is the decision maker of Site Development Permits.

11. A sufficiency review of the March 4, 2013 SDP application was made on March 15, 2013. Additional information was requested by the City and received by the applicant on March 27, 2013. A second sufficiency review letter was issued by the City on April 5, 2013 and additional information requested by the City was received by the applicant on April 26, 2013. Staff has determined the application contains adequate information and detail to review as a Site Development Permit. The application was determined to be Complete on April 26, 2013.
12. A Notice of Application was mailed to property owners within 300 feet of the subject site on April 26, 2013 and a comment period was established until May 10, 2013. A 2<sup>nd</sup> notice of the public meeting and hearing dates (May 21, 2013 and June 4, 2013) was mailed to those same property owners on May 10, 2013. A notice was placed on the City's website in advance of the 2 meetings. Those notices were consistent with Appendix L (Permit Processing). This is further detailed in the Staff Report.
13. A legal notice of the project was placed in the Issaquah Press on May 8, 2013 for the May 21<sup>st</sup> meeting, and a 2<sup>nd</sup> legal notice was placed in the Seattle Times on June 3, 2013 for the June 4<sup>th</sup> public hearing. Notice of the public meeting/hearing dates was also posted at the project site, on May 9, 2013 for the May 21<sup>st</sup> meeting and on May 31, 2013 for the June 4<sup>th</sup> public hearing. Notice of the 2<sup>nd</sup> June 4<sup>th</sup> hearing date was not done early for the 2<sup>nd</sup> meeting nor was the newspaper publication for that meeting date.
14. Notice of the 2 public meeting dates was mailed to property owners within 300 feet of the subject site on May 10, 2013. Notice was placed on the City's website of the 2 meetings. Notice of the public hearing dates was also posted at the project site, on May 9, 2013 for the May 21<sup>st</sup> meeting and on May 31, 2013 for the June 4<sup>th</sup> public hearing.
15. Letters and email correspondence was received from 10 citizens, in some cases multiple times by the same citizens (17 emails and letters total). Concerns in summary were regarding: Requirements for setbacks to property lines and height restrictions in the panhandle, fencing or barrier requirements to prevent access to Laurel Court, provisions to keep Lakeside Apts. in good repair, plans for traffic signals and turn lanes at the main entrance, photos if available of what will be built in the panhandle, where will the entrances of the townhouses face, what trees will be planted between the townhouses and the neighboring properties, and will townhouse fences be connected to private fences, how wide is road "F", will townhouse bedrooms be seen from the adjacent neighbors, what is the size of the townhouses, concern of diminished light due to closeness of townhouses and new evergreen plants, concern of views being blocked, will the townhouses be 3 or 4 stories and does that include the roof, what is the distance between the townhouses, what is the grading plan of the panhandle, when is construction to start and finish, will townhouses be rentals, what is the landscaping plans and privacy screening, can the road be placed on the south side of the panhandle instead of the northern side, request that the panhandle not be built upon, the townhouses are not a seamless transition, value of existing homes will decrease, forested area should be retained for wildlife habitat, restrict townhouses to be 2 stories in height, provide a yard buffer of at least 25 feet from the townhouses, provide a fence along the north property line of at least 5 ft in height, concerns of parking lot and clubhouse

lighting, what will be the clubhouse hours of operation, request for hedge or tree planting along the north property line, concern of trash enclosures be open from the top (odors and animals getting in), enforce trash enclosure doors to stay shut, Neighborhood A-2 is unnecessary, unwise and unfriendly, revise the number of flat rental apts. to 298 instead, the SDP violates 6 of 12 standards and guidelines contained the hillside Village Development Agreement, the height and proximity of Buildings T8 and T9 ruining privacy and blocking sunlight, and buildings (grading) should be lowered at the garage level.

16. An opportunity for public testimony was provided at the public hearings held on the evenings of May 21, 2013 and June 4, 2013. 5 citizens spoke at the May 21<sup>st</sup> meeting and 2 citizens spoke at the June 4<sup>th</sup> meeting. Concerns were regarding: The proposed architecture and colors of the townhouses and the spacing between them, lack of sidewalks in Neighborhood A2 and that its more of a driving neighborhood, potential soil erosion by retaining walls, carports being unsightly, desire for more open space in Neighborhood A2 and moving density to Neighborhood A1, concern of a pedestrian connection to the Issaquah Highlands to the east, buffer concerns between Lakeside Apartments and the Highlands residents, tall trees proposed that might block views and cause darkness, what items will be placed on patios, maintenance of the rental properties, and traffic. Applicant team members also met with several neighboring property owners a few days later after the first public hearing at the Lakeside Apts. site to discuss some of the concerns that were brought up.
17. The applicant shared 2 new drawings at the May 21, 2013 UVDC meeting including a site section through Issaquah Highlands and the panhandle of Neighborhood A-2 and a colored rendering of the entire Lakeside Apts. site. The applicant also shared 8 new drawings at the June 4, 2013 UVDC meeting that included Building T8 being reduced from a 4 unit to a 3 unit building and building T7 that is further away from Issaquah Highlands being expanded from a 2 unit building to a 3 unit building. Elevation drawings of the townhouses were revised to show more clearly how they step into the site's topography with the line of fences and the top of walls being shown, and the heights of the buildings identified to the rooflines. 5 cross sections were shown in the panhandle of Neighborhood A-2 though the neighboring adjacent homes to the townhouses and to the street level. These drawings were shared earlier by the applicant with the neighbors who had concerns of the project.
18. Building T7 that the applicant proposed at the June 4, 2013 meeting being expanded from a 2 unit building to a 3 unit building (and thereby reducing 1 unit in Building T8) may have an impact to the buffer and building setback to the adjacent Critical Area steep slope and may require further review between the applicant and the city for compliance.
19. Vehicular access to the site will be from two driveways located off Highlands Drive NE. Pedestrian access will also provided from several street points along Highlands Drive and a possible future connection to the east into the Issaquah Highlands neighborhood.
20. Staff has thoroughly reviewed the application and presented their findings verbally and in a Staff Report. Staff issued a Briefing Response memorandum with two attachments on May 29, 2013, in response to issues raised by the UVDC and public at the May 21, 2013 public hearing. The Staff Report thoroughly reviewed the application in relation to the applicable approval requirements of the Lakeside Development Agreement. The report contains a recommendation of approval, subject to 41 conditions. In addition, the Staff Report contains numerous exhibits which relate to the review of the project. The UVDC finds this document to be a thorough and complete review of the application and hereby incorporates it by

reference as a finding in it's entirety. Conditions of approval 7, 14, 40C and 41 were modified, a new condition 42 was added, and condition 15 was eliminated as it was redundant to condition 41.

21. The UVDC has had the opportunity to thoroughly review the application. An initial briefing was provided on May 21, 2013. A public hearing was held on the evenings of May 21, 2013 and June 4, 2013.
22. The proposal is consistent with the Design Guidelines of Appendix B including site & building design, circulation, parking, community spaces and landscaping. A general guideline for the Lakeside Apartments is to prioritize pedestrians and bicycles over motorized transportation and have a sociable public realm.
23. Staff determined that the proposed Site Development Permit had undergone SEPA review through past environmental review processes and was within the Project Envelope defined by the Mitigated Determination of Non-Significance issued on August 9, 2012 for the Hillside Village rezone, Comprehensive Plan Amendment and Development Agreement, file SEP12-00001.
24. The proposed development is within the project envelope for transportation of Appendix P (SEPA) in that PM Trips may not exceed 809 without additional street improvements and or mitigations and that additional traffic review is required in the project exceeds 600 dwelling units (298 dwelling units are proposed). The SDP falls within the range of allowable development contained with the Development Agreement. The Critical Areas of the property (steep slopes) are also protected with steep slope buffer, as modified and approved by the City, and a building setback to the steep slope buffer.
25. The propose apartments and townhouses in Neighborhoods A-1 and A-2 meets the maximum density, building height, and setback requirements listed in Appendix C (Land Use) of the Development Agreement.
26. The Development Standards for roads (project roads will all be private) as setforth in Appendix D (Circulation) of the Development Agreement were used to evaluate the proposal.
27. The SDP provides for an interconnected system of sidewalks along all streets (except alleys) as well as pedestrian walkways throughout the site and connecting to adjacent pedestrian walkways through parking areas.
28. Beyond the information provided in the application, the Staff Report and its exhibits, information was provided by City staff and the applicant to the UVDC during the course of the public process to enable it to have a complete and thorough understanding of the project. This included 2 PowerPoint presentations by staff of the site and project, a discussion between the staff and UVDC of each non-standard condition proposed in the Staff Report; and a presentation by the applicant explaining the project and its compliance with the Development Agreement.

29. The application was routed to various departments within the City as well as Eastside Fire & Rescue. All comments were incorporated into the proposal or the below-listed conditions.
30. Traffic safety and operation impacts have been considered through review of the application and the incorporated conditions will adequately ensure these issues are addressed.
31. Any conclusion listed below which could be considered a finding is hereby incorporated as a finding.
32. The UVDC evaluated all comments related to this application prior to rendering a decision.

## II CONCLUSIONS

Having rendered the above-cited Findings, the UVDC draws the following Conclusions:

1. This proposal was reviewed in accordance with the Main Body and Appendixes A through P of the Lakeside Industries Development Agreement. The UVDC is responsible for reviewing and making the decision for Site Development applications for parcels over three acres in size (Appendix L – Permit Processing).
2. The Lakeside Apartments at Hillside Village is within the Project Envelope established by the Development Agreement.
3. The proposal complies with the Lakeside Development Agreement and Rezone (UV-L Urban Village – Lakeside) established by the Development Agreement.
4. The application contains adequate information for the UVDC to render this decision.

Based on the Findings and Conclusions outlined above, the Urban Village Development Commission moved to approve the Site Development permit for Lakeside Apartments, File No. SDP13-00001, as described in the Staff Report dated May 21, 2013, its Attachments 1-7, the Briefing Response Memo dated May 29, 2013, its Attachments A & B (including the modification of and additional conditions contained in the Briefing Memo), and subject to the terms, conditions, and rational contained in the Staff Report (and as amended that evening), subject to the following Conditions:

1. In the event the project is phased, the Designated Official has the right to apply additional conditions with Building or Utility Permits to ensure each phase complies with the Development Agreement, such as but not limited to access, fire circulation, parking, and landscaping requirements including site stabilization. Interim landscape shall discourage invasive plants from sprouting and establishing. Routine maintenance of these areas will look for and remove invasive plants.
2. Any inconsistencies, conflicts, or incomplete information, other than those addressed directly by this Decision shall be resolved by the Designated Official, utilizing the Staff Report, and in consultation with the applicant, at the time of the future application (e.g. Building, Utility, Sign Permits).

3. All dry and wet utility vaults, cabinets, switchgear, pull boxes, meters, equipment, and appurtenances are assumed to be shown on the SDP submittal. Anything not shown on the SDP submittal (location, relative height, presence above ground) is assumed to be located within the structure. Any revisions or additions to what the SDP has shown and approved outside of the structure requires a modification to the SDP, except fire hydrants.
4. Prior to Issuance of the First Implementing Land Use Permit, i.e. UVDC issuance of a Notice of Decision but subsequent to a vote taken to approve, if made, the Project Administrator shall pay all gifts, SEPA mitigations, etc... identified in the Development Agreement as well as provide the City with a plan to meet the Affordable Housing obligations. Until these are paid and the plan provided consistent with Appendix N, the Notice of Decision shall not be issued and the appeal period will not commence.
5. The Applicant shall monitor and remove, with adjacent home owner's permission, trees that fall or become hazardous following tree removal along the northern property line for a period of three years subsequent to the logging of the Applicant's property
6. The carports shall be designed as Pedestrian Friendly elements that positively contribute to the adjacent pedestrian circulation elements and appropriately terminate vistas. This would include designing the side of the carport, adjacent to pedestrians, with elements that screen the vehicles and parking, add interest, humanize the structures, and attractively terminate vistas to them. Extending the roof of the carport to provide weather protection to the pedestrian should also be considered.
7. The primary pedestrian path north of Building 4 must be designed in a Pedestrian Friendly manner, balancing interest with directness and convenience. The appropriate design solution will be intentional and prioritize the pedestrian, rather than prioritizing building placement.
8. Equipment located on rooftops including HVAC and mechanical equipment shall be fully screened from view both above and below.
9. Relocate the waste enclosure near the Clubhouse so that it doesn't terminate an axial view and is more serviceable.
10. Redesign the townhomes to be consistent with the guidelines and minimize the garage's presence. This would entail bringing occupied space in front of (including the front doors ) and overhanging the garages, including using single garage doors even for side-by-side garages, separate distinct walkways to each home's entry, etc.
11. Selected wall styles must be consistent with the area in which they will be used: rockeries in natural or hidden areas, MSE or cast in place in the developed areas. This would necessitate change to some wall types, such as visible rockeries. Walls adjacent to pedestrian facilities and places people congregate must be reduced to about 4 ft. Taller walls, set away from areas that people are using, will be softened with landscape including trees and vines. Walls on the north property line will be terraced or employ other techniques to minimize the impact on adjacent properties. Fall protection will be required where there is a 2.5 ft or more drop.



12. Roads A, B, C, E, F and G shall meet an adopted standard or a modification shall be submitted, reviewed, and approved.
13. All buildings shall have a primary pedestrian entrance from a regulated pedestrian facility. For instance, the Clubhouse may not have its primary entrance facing the parking lot, but rather it must face either Road B or Highlands Drive.
14. Work with adjacent property owners in Issaquah Highlands to determine if a trail connection can be provided between the two Urban Villages.
15. Phase 1 of the Highlands Drive intersection shall include a southern crosswalk that is Pedestrian Friendly.
16. Dedication of the Highlands Drive right-of-way, as shown in Development Agreement Exhibit D-4, shall occur with acceptance of the sidewalk along Highlands Dr, as shown and required by Development Agreement Exhibit D-1, #9.
17. Tree wells in the alley streets shall be enlarged to a minimum of 4 feet x 6 feet. Tree grates are not required.
18. Submit a modification to allow carports to substitute for parking lot landscape and trees. This must be submitted and approved prior to other permits for construction being submitted, except grading. If this modification is not approved, or where carports or other acceptable alternatives are not provided, landscape and trees to meet the standards must be provided.
19. Where large retaining walls are provided, plants that provide scale to the wall and soften its appearance without overwhelming pedestrians or significant blocking light should be provided. If the Applicant is unable to obtain a grading and landscape easement for offsite landscape and grading, the Applicant must submit a modification to this permit for administrative review and approval, identifying how these changes have impacted the proposal and how a modification will comply with the intent of the approval obtained through the UVDC as well as the Development Agreement.
20. Permanent signs identify the critical areas shall be installed prior to Certificate of Occupancy of the adjacent buildings. Signs shall be placed as directed by the Designated Official.
21. Garage aprons/driveways must be a minimum of 18 ft in length, if cars will park on them; or less than 8 ft in length, if they are not to be used for parking.
22. Provide motorcycle parking to meet the standard, which would require an increase in the number of stalls provided.
23. Provide two Type A loading spaces in different parts of the site to serve the Clubhouse and residences.
24. Drive aisles in parking lots shall be 24 ft as both a minimum and maximum, unless the parking lot is not standard stalls. Where backing is not occurring, such as at the entry to the Clubhouse's parking lot, drive aisles must be reduced to 18-20 ft.

25. It appears insufficient accessible parking has been provided; however, the Building Official is responsible for parking which complies with the Americans with Disabilities Act. Prior to additional site design, meet with the Building Official to confirm the number, type, and location of ADA compliant parking.
26. Based upon the total number of bedrooms proposed for the apartments, bicycle parking shall be provided for 40 bicycle spaces. Bicycle parking must be distributed throughout the site to serve the needs of residents, visitors, and guests.
27. With permits for construction, the Applicant shall provide sufficient information for the review of proposed lighting including cut sheets, bulb information, photometric plans, etc., consistent with Appendix I.
28. No signs are approved with this permit. A sign permit for signage including addressing, consistent with the Urban Design Guidelines as well as the Sign appendix, shall be required to be submitted and approved prior to (Temporary) Certificate of Occupancy.
29. The off-site water supply connection to the 8" main to the east may be undersized and the Applicant must provide proof, through hydraulic analysis, that the connection can meet City standards for maximum velocity during a fire flow. In the event that the velocity standard is exceeded, the 8" main must be upgraded by the Applicant in order to comply with City Standards. This condition will be enforced during Utility Permit review.
30. The application does not show a looped water system around Road E and Road C and an additional main must be added to complete the loop. This condition will be enforced during Utility Permit review.
31. Prior to issuing Utility or Building Permits the Applicant must provide proof that the District has approved plans for the Sanitary Sewer system and that surety has been provided by the applicant. This condition will be enforced during Utility and/or Building Permit review.
32. Prior to issuing the first Certificate of Occupancy the Applicant must provide proof that the District has accepted the Sanitary Sewer system or provide a letter from the District identifying that sanitary sewage may be discharged into the sewer system. This condition will be enforced during issuance of Certificates of Occupancy.
33. Prior to the issuance of Utility Permits for any projects that creates impervious surfaces, the Applicant shall obtain a Franchise Agreement for any stormwater facilities that are located in the Right-of-Way and an easement for any stormwater facilities that are located on City property. In the absence of these instruments, all stormwater facilities shall be located on property owned by the Applicant. This condition will be enforced during Utility Permit review.
34. Prior to the approval of the Utility Permit the applicant shall submit the stormwater system TIR, the stormwater system hydraulic model and the results of temperature monitoring on Black Nugget Creek. This condition will be enforced during Utility Permit review.
35. A minimum of three required elements of the design innovations shall be implemented and shall be shown with the Building Permit(s) applications. With the first permit for

- construction of this project, if approved, the City and Applicant shall commence regular (e.g. bi weekly) meetings with the purpose of identifying a mutually satisfactory list of sustainability innovations, consistent with the goals, budget, etc... in Appendix O.
36. The location of the waste enclosure near Building 12 though shall be moved further westward to better serve the residents of Building 6. For instance, the dumpster could be relocated within the parking area of Road B. Enclosures located in dead-end, double loaded parking lots may need to be relocated to be served. Where waste containers will be rolled out, grades may be no more than 3%. Additional review by DSD staff and Cleanscapes is necessary.
  37. Place service, loading, and waste enclosures within buildings or lidded over within courtyards. When this is not possible, applicants are encouraged to roof them to reduce their presence from above and reduce wildlife access.
  38. An accessible route of travel must be provided to all portions of the building, to accessible building entrances, and connecting the building to the public way; and accessible routes must be provided to public and common use facilities in multifamily residential buildings such as recreational facilities, garbage and recycling collection areas, mailbox locations, lobbies, foyers and management offices shall be provided. Also the slope of both the stall and the aisle may not exceed 2% and must be paved to provide a hard, stable surface.
  39. To meet the requirements of Eastside Fire and Rescue:
    - A. Address/Monument sign required to show addresses buildings. Locations and content will be determined with Utility and Building permits.
    - B. Utility Permits for all vehicular circulation shall clearly mark where no parking is allowed. Fire Department access shall be a minimum of 18 feet wide. The clear and unobstructed height shall not be less than 13'6.
    - C. Turning radius shall be designed for Eastside Fire and Rescue Ladder truck.
    - D. Utility permits shall indicate the grade of all roads or Fire Department access routes.
    - E. Detention vault shall be HS 20 and special fire dept. signage will be required stating: NO FIRE DEPT. OUTRIGGERS. Location and sign details per Fire Marshal at a later date.
    - F. Required fire hydrants shall be installed prior to any combustible materials being placed on site.
    - G. Required fire lanes / access shall remain clear and unobstructed during construction.
  40. The proposed pedestrian crossing shall be located at the intersection of the Park and Ride driveway with Highlands Drive and shall be designed to maximize pedestrian safety by including multiple clues to alert drivers to the presence and priority of pedestrians in the crosswalk, including all the following:
    - A. A new intersection signal at the nexus of Highlands Drive/YWCA Driveway/Park and Ride Driveway that controls pedestrians, through traffic and driveway traffic,
    - B. The pedestrian component of the signal shall be activated via pedestrian pushbuttons and be coordinated with the adjacent signal at High Street and 9<sup>th</sup> Avenue so that a walk signal is coincident with a red-light in the northbound through direction,
    - C. The coordinated pedestrian signal shall be timed so that the platoon of cars in the northbound through direction clears the pedestrian crossing area before activation,
    - D. Advanced signage for vehicles that provides an alert for the pedestrian signal,
    - E. Signage for crossing pedestrians that discourages free-crossings,

F. Special pavement markings that signal the presence of the crosswalk.

41. Evergreen trees shall be selected to screen slopes and walls as well as provide scale to site walls and buildings; however, based on their mature height, trees which will loom over buildings or block views and light shall not be selected.

SDP13-00001 Lakeside Apts SDP13-00001 Findings of Fact

# VICINITY MAP

## Lakeside Apartments

### Neighborhoods A1 and A2, Hillside Village

